



COMMISSION MEETING MINUTES

Indiana Fire Prevention and
Building Safety Commission
Government Center South
302 W. Washington Street
Indianapolis, Indiana 46204
Conference Center Room B

August 1, 2017

Pursuant to IC 22-12-2-6, the Indiana Fire Prevention and Building Safety Commission's regular monthly meeting was opened by Chairman Hawkins at 9:00 a.m. on August 1, 2017.

(a) Commissioners present at the Commission meeting:

Ron Brown
Greg Furnish
John Hawkins
Todd Hite, representing the Commissioner, Department of Health
James Hoch
James Jordan
Matt Mitchell, Vice-Chairman
Pat Richard
Jessica Scheurich
Craig Von Deylen

(b) Commissioners not present at the Commission meeting:

Kevin Goeden, representing the Commissioner, Department of Labor

(c) The following departmental and support staff were present during the meeting:

James Schmidt, Deputy Attorney General

Legal and Code Services:

Craig Burgess, State Building Commissioner
Denise Fitzpatrick, Code Specialist
Beth Sutor, Secretary for the Commission

2. Old Business

Chairman Hawkins stated the minutes for June and July would be presented separately. Commissioner Von Deylen moved to approve June 6, 2017 minutes, with the second by Commissioner Scheurich. It was voted upon and carried. The Chairman then asked if anyone had noticed anything about the July 6th minutes. When no one responded, he pointed out that every other page was missing, and that nobody had apparently read the minutes. Commissioner Scheurich moved to table the July 1, 2017 minutes, with the second by Commissioner Von Deylen. It was voted upon and carried.

3. Rule 7 Discussion

A discussion of Rule 7 had been added to the agenda before the meeting had been called to order. Chairman Hawkins asked Justin Guedel, staff attorney, if he had heard anything on Rule 7 and was told no. Bobby LaRue, Monroe County Building Department and the outgoing President of the Indiana Association of Building Officials, addressed the Commission. He gave a brief background including the story of his friend and colleague who had taken the test under the archaic Rule 7, passed, and has yet to be allowed to release CDR's. He also talked about the history of HB 1301 which called for having a program in place by 2016 for local plan review and the issuing of CDR's, and questioned why it had not yet been done. Mr. LaRue stated he believes the statute supersedes the archaic Rule 7, and was upset that an administrative review was delaying implementation of an Indiana statute. Commissioner Von Deylen stated that, as a part of the regulated community, he was also upset at the delay, forcing him to pay twice for a review from two different organizations. He stated this would be a great time and cost savings for the people of Indiana, and questioned if this was an attempt to keep the money for the State. Chairman Hawkins stated that further discussion of Rule 7 should be on the September agenda, with James Schmidt offering to look into what impact the approve may cause. Following discussion of the authority of the Commission to grant the applications of Monroe County and South Bend, Chairman Hawkins called for a motion. Commissioner Von Deylen moved to approve Monroe County and the City of South Bend as Tier One Local Plan Review, with the second by Commissioner Richard. Commissioner Von Deylen suggestion of amending the motion by adding September 1, 2017, as the effective date was discussed and declined by the second. The original motion was voted upon and carried.

4. Presentation by Director Bryan Langley

Department of Homeland Security Director Bryan Langley addressed the members of the Commission. He really wants to understand the needs of the Commission, and he wanted to let them know that they had heard their concerns, particularly about staffing. He noted that they had a new staff position which will be supporting the Commission in the future. He hoped to have the Code Specialist position filled soon, with several candidates currently being vetted and knowing the Commission needs were dire. He felt with the new Commissioner in place, they could work together to resolve their concerns and would be sharing these things with the Governor. When asked if he would answer questions, Director Langley explained that while he probably would not be able to answer detailed questions, he would be happy to take them back. Commissioner Brown noted that in the past, there had been extensive legal support and asked if there was any intention to bring that type of legal staff back in to support them in the future. Director Langley said they would definitely look at that. Commissioner Von Deylen asked if there was any type of discretionary budget from which they could draw to go outside of the state if need be to provide staff to support the re-adoption of codes, such as the Energy, Residential, and Building Code.

Commissioner Brown noted there were Standards which needed to be updated as well. Discussion of the possible loss of a statewide system of codes due to lack of support to update those codes set to expire and local municipalities adopting more current regulations through ordinances becoming likely was also held.

5. Variances

Tabled

17-03-08(a)(b) Crossing Educational Center, Goshen
17-03-09 Berne Crossing, Berne

The proponent had requested these be tabled. Commissioner Von Deylen moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

17-04-40(a)(b) 2014 IFC 675 IAC 22-2.5 Sec. 1008.1.9.9 – Evansville Day School

No proponent was available for questions. Commissioner Scheurich moved to deny due to the application's lack of substantive nature. Commissioner Brown made the second. It was voted upon and carried.

17-05-05(a)(b)(c) Rabbit Ridge School, Hagerstown

The application remained incomplete and ineligible to be heard. Commissioner Furnish moved to table, with the second by Commissioner Richard. It was voted upon and carried.

17-05-08 Student/Faculty Residence, LaPorte

No proponent was available for questions. Commissioner Richard moved to deny due to the application's lack of substantive nature, with the second by Commissioner Scheurich. It was voted upon and carried.

17-05-09 Temporary Building, Huntingburg

No proponent was available for questions. Commissioner Hoch moved to deny due to the application's lack of substantive nature, with the second by Commissioner Scheurich. It was voted upon and carried.

17-06-03 McClure Oil Corporation #43, Indianapolis

No proponent was available for questions. Commissioner Von Deylen moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

17-07-28(a)(b) Ascent Apartments, Plainfield

Carrie Ballinger, RTM Consultants, spoke as proponent. The request was to allow the shallow area of the pool to not be classified as a wading pool and subject to the turnover rate for wading pools. The area was designed with larger equipment, filters and more inlet jets, and is to be used as a tanning ledge. It is not separated from the main pool area by a wall. Following discussion, Commissioner Hite moved to approve both (a) and (b), with the second by Commissioner Hoch. It was voted upon and carried.

17-07-34(b) Oakley Brothers Distillery & C.T. Doxey Brewery, Anderson

Ed Rensink, RTM Consultants, spoke as proponent. The request had been a change of occupancy from residential to use as a brewery with seating area. They also wished to use the second floor of the building for storage of finished product in barrels. The Commission had requested a letter of evaluation by an engineer, and it had been provided. Recommendations in the letter were to store them one barrel high, and spaced so that each barrel is spaced out over an area of eight square feet. They recommended placing them along the outside walls, and storage was not to include areas where the portions of the floor where concrete had broken away to expose the reinforcing steel. Following discussion, Commissioner Von Deylen moved to approve with the condition that the recommendations of the engineer were to be followed. Commissioner Hoch made the second. It was voted upon and carried, with one nay vote by Commissioner Brown.

17-07-35(a)(b) Fishers Department of Public Works Facility, Fishers

Ed Rensink, RTM Consultants, spoke as proponent. He withdrew the applications.

17-07-61(a)(b) Bliss Barn at Kelsay Farms, Fairmount

Carrie Ballinger, RTM Consultants, spoke as proponent. Variance (b) was a request to allow the use Chapter 34 in the conversion of the barn to an assembly occupancy. The structural evaluation had been provided. The proponent noted the owner was rebuilding both sets of stairs to comply with code. Following discussion, Commissioner Hoch moved to approve with the condition that a guardrail was to be installed to maintain a clear area for the main exit, the use shall be seasonal only from April to October, and an occupancy of 265 was to be posted. Commissioner Von Deylen made the second. It was voted upon and carried. Variance (a) was a request to use portable toilets for a period of two years, with drinking water provided during events. The toilets will be fully accessible. Following discussion, Commissioner Hite moved to approve with the condition that portable toilets were to be allowed for one year. Commissioner Mitchell made the second. It was voted upon and carried.

17-07-62 Jamison Place Condominiums, Lawrenceburg

Doug Pessler, Mirage Homes, and Tom Waggoner, project manager, spoke as proponents. A twelve building project is under construction, with seven completed and five remaining. The current building is being constructed under the new code and now requires sprinklers. The four single story units in the building, with walk-out basements, are separated by a two-hour wall. The request was to omit the code-required sprinklers. The local fire official and local building officials did not object.

to the variance. Discussion of the construction of the separations was held, as well as a discussion concerning whether the units should be classified as townhomes or condominiums. Commissioner Scheurich moved to table to allow the proponent to discuss filing as a Class II structure with his architect. Commissioner Jordan made the second. It was voted upon and carried.

17-07-63(a)(b)(c)(d)(e) Country Heritage Winery, Laotto

Todd Miller, Progressive Engineering, and owner Jeremy Lutter spoke as proponents. Variance (e) was to allow the 2-hour fire wall to not be structurally independent. The wall is the endwall and sidewall of the original warehouse post-frame construction. Three layers of Type-X will be applied to the warehouse side and extend to the underside of the roof deck. Two-hour fire-rated doors will be installed in the wall. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried with nay by Commissioner Brown. Variance (a) was a request to allow the S-1 building, being converted to an A-2, to be over the allowable area after the addition of an exterior porch and gazebo areas for summer visitors, with an occupancy of 330. These are at grade with a travel egress of 35 feet. The Chapter 34 done for the conversion shows the interior, with an occupancy of 220, meets all three minimum safety scores with the upgrade of the fire alarm system and no sprinklers. The structure is surrounded by the vineyard and exceeds the 60 foot open yards requirement. Following discussion, Commissioner Von Deylen moved to approve with the condition that it be filed as a new project. Commissioner Scheurich made the second. It was voted upon and carried. Variance (b) was withdrawn by the proponent. Variance (c) and (d) were also withdrawn by the proponent.

Breaking and reconvening: Chairman Hawkins recessed the commission at 10:47 a.m. It was called back to order at 10:58 a.m.

Incomplete

17400 Speedway Indoor Karting, Speedway
17447 LifeWay Apostolic Church, Avon
17484(a)(b)(c)(d) Parkview Cancer Institute, Ft. Wayne

Commissioner Scheurich moved to table the incomplete variances, with the second by Commissioner Von Deylen. It was voted upon and carried.

New

A/B

Chairman Hawkins called for any A/B category variances which were to be called out for individual consideration. Commissioner Brown pulled 17-08-40 309 S. Lincoln, Bloomington, for discussion. Commissioner Brown also asked for 17-08-09 Goshen Physicians Orthopedics & Sports Medicine Addition, Goshen to be pulled for separate vote. Commissioner Von Deylen then moved to approve those eligible for the block vote. Commissioner Hoch made the second. It was voted upon and carried.

The following variances were approved as submitted:

17-08-04 Matt McCollom Stairs, McCordsville
17-08-06(a)(b) Premier Companies New Office Building, Seymour
17-08-07(a)(b) East Allen County Admin Consolidation Data C, New Haven
17-08-08(a)(b) Monon and Main, Carmel
17-08-10 Garden View, Elkhart
17-08-11(a)(b) Wyndmoor Retirement Community, Terre Haute
17-08-12(a)(b) Boys and Girls Club Expansion, Plymouth
17-08-13(a)(b) Silver Birch of Kokomo, Kokomo
17-08-14 The Hub at West Lafayette, West Lafayette
17-08-15 Traditions at North Willow, Indianapolis
17-08-16 Caterpillar Storm Shelter Relocation, Lafayette
17-08-17 Storage Express FW-SJC, Ft. Wayne
17-08-18 Wabash River Highland Plant Fire Protection Water Supply, West Terre Haute
17-08-19 BWI Group, Greenfield
17-08-39 Renaissance District Building 113, South Bend
17-08-42(a)(b) Southwick Elementary School Additions and Renovations, Ft. Wayne
17-08-50(a)(b)(c)(d)(e) Huntington UB Block, Huntington
17-08-51 The Loft at Walnut Hill Farm, LLC, Bedford
17-08-58 East View Apartments Building 8, Berne
17-08-59 Surgery Expansion Community Hospital Munster, Munster
17-08-60 NSSX Corporate Headquarters Addition, Bloomington
17-08-61 Plymouth City Hall Addition and Renovation, Plymouth

17-08-03 Neil Praznik Rental Windows, Bloomington - incomplete

Commissioner Mitchell moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

17-08-09 Goshen Physicians Orthopedics Sports Medicine Addition, Goshen

Commissioner Von Deylen moved to approve, with the second by Commissioner Furnish. It was voted upon and carried with a nay vote by Commissioner Brown.

C/D/NVR

17-08-01(a)(b)(c)(d)(e) Country Valley School, Monroe

No proponent was available for questions. Commissioner Von Deylen moved to table, with the second by Commissioner Scheurich. Chairman Brown noted that all but variance (e) were eligible for the block vote. Commissioner Von Deylen withdrew his table, and then moved to approve (a), (b), (c) and (d). Commissioner Brown made the second. It was voted upon and carried. Variance (e) was to omit the vestibule. The space served by the entrance door is less than the 3000 square feet called out in code as requiring the vestibule. Commissioner Von Deylen moved no variance required, with the second by Commissioner Hoch. It was voted upon and carried.

17-08-02(a)(b)(c)(d)(e) Cottonwood Lane School, Berne

No proponent was available for questions. This application was identical to 17-08-01, and Commissioner Von Deylen moved to approve (a)(b)(c)(d), with the second by Commissioner Jordan. It was voted upon and carried. Variance (e) was to omit the vestibule. Commissioner Von Deylen moved no variance required, with the second by Commissioner Furnish. It was voted upon and carried.

17-08-05(a)(b) Fazoli's, Whiteland - incomplete

The application was incomplete and ineligible to be heard. Commissioner Von Deylen moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

17-08-20 KFC Remodel Project X314017, Noblesville

17-08-21 KFC Remodel Project X314024, Indianapolis

Mark Salopek, GPD Group, spoke as proponent. The KFC Corporation was remodeling their stores, and the scope of work included a restroom upgrade. This requires that both restrooms were to be brought into ADA compliance, but the existing structure did not allow sufficient room for both to be accessible. The request was to convert both restrooms into family restrooms, and make one accessible. Following a lengthy discussion in which the proponent was warned that the variance was for the Indiana code only, and not the federal law, Commissioner Von Deylen moved to approve both 17-08-20 and 17-08-21. Commissioner Hoch made the second. It was voted upon and carried.

17-08-22 Building Renovation for Robert Kisner, Wabash

Robert Kisner, owner, spoke as proponent. An existing 3904 square foot block building had been purchased and had been converted into an auction house. The owner would now like to use for dinners and such between auctions, but without the installation of sprinklers due to the cost hardship. A quote from Koorson was \$98,000. An automatic fire alarm system was provided with both smoke and heat detection, horns and strobes, a control panel, and pull stations by the exits. Fire extinguishers will also be provided throughout the building. The anticipated occupant load was, per the proponent, 100 persons. Music would be allowed, but no alcohol. Following discussion, Commissioner Hoch moved to approve with the condition that the occupancy be posted at 99. Commissioner Von Deylen made the second. It was voted upon and carried with a nay vote by Commissioner Brown.

17-08-23 Printegra, Indianapolis

Tim Callas, J&T Consulting, spoke as proponent. An existing Type II-B data form center had been cited by the Indianapolis Fire Department for not having a fire suppression system in the original 1950's portion of the building, and no separation from the fully sprinklered 1970's portion of the building. An existing 12" masonry wall separates is between the two portions, but is not structurally independent. A 3-hour overhead door will replace the missing overhead door in the 2-hour wall. The request was to allow the 2-hour area separation wall to be considered a fire wall to create a

fully sprinklered fire area for the 1970's portion of the building. The use of the building will not change. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-08-24 Oakhill School Temporary Exiting, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. The request is to allow the use of the gym lobby for an Art classroom until August 1, 2018, when the new school will be completed. At completion, almost one-third of the students in Oakhill will be transferred and the classroom issue will be resolved. The gym has an occupant load of 1000, and has exit width for 960. All classroom equipment, desks, chairs, etc. will be kept out of the exit pathway, and freestanding directional signage will direct occupants to exits. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

17-08-25 Southern Indiana Career and Technical Center, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. This facility serves five counties of Southern Indiana, providing multiple types of trade school opportunities. The school had been inspected and was found to have violations regarding obstructions in the water distribution patterns for the sprinkler system. There is a corridor on each side of the building with a lay-in ceiling, above that is a steel deck with concrete. All the ductwork, etc. is in the corridors above the ceiling. The latest inspection found four places where the ductwork is wider than four feet until it makes the first transition. There is no fire load in the ceilings above the corridors. In another area, there is an instructional welding class with an exhaust hood over the equipment measuring 4'x5' which was cited by the inspector. The school does not want to put a sprinkler head in an arc welding booth. In the construction trade school area of the school, an area of wall and roof construction is used by both construction students and Emergency Response trainees. While combustible, they have Class A roofing on them, and no storage will be allowed in them. There are no sprinkler heads under the roof, and the school does not wish to install them as the structures are not permanent. In the furnace and heating/air conditioning shop, an 8'x16' roof with rafters is used for learning to hang ductwork, venting, sleeving the vents, and such. Because the information had been presented in a block, the proponent was asked to amend his application to provide individual situations and photos. Commissioner Von Deylen moved to table, with the second by Commissioner Brown. It was voted upon and carried.

17-08-26 Schott Gemtron Facility Upgrade, Vincennes

Roger Lehman, RLehman Consulting, spoke as proponent. Also speaking was Don Spivey, Schott Gemtron, and Andreus Binz, Schott International. The request was to allow an existing sprinklered 358,000 square foot Type II-B/III-B glass production facility to not have neither the 60 feet of open space nor 4-hour fire wall on the northeast side of the building, and to have unlimited area. The situation had been created by multiple expansions done throughout the years without rated separation. Close spaced sprinklers will be placed along the corridor of the northeast area of noncompliance. The owner is removing some Type VB additions, upgrading walls separating production from office areas and rearranging area of high pile storage into upgraded sprinkler systems areas. Adding separation walls is hampered by layout of production processes. The cost to install compliant fire walls would exceed \$1,000,000 plus partial plant shutdowns during construction. Following discussion, Commissioner Brown moved to approve with the condition

that close spaced sprinklers were installed along the corridor in question. Commissioner Hoch made the second. It was voted upon and carried.

17-08-27 946 Dr. Martin Luther King Jr, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The request was to allow the rooftop air handling units on a three story building to be accessed for maintenance via a roof hatch from the third floor residential corridor. They had been cited for not providing a permanently installed ladder for maintenance personnel to use to reach the equipment which is higher than 16 feet above grade. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Richard. It was voted upon and carried.

17-08-28(a)(b) St. Francis White River Township MOB, Greenwood

Derrick Holman, RTM Consultants, spoke as proponent. Variance (a) was eligible for the block vote. Commissioner Furnish moved to approve, with the second by Commissioner Richard. It was voted upon and carried. Code requires standpipe hose connections to be at intermediate floor level landings in every required stairway. The request was to allow the standpipe hose connection for the roof to be located in the wall at the intermediate landing between the 3rd floor and the roof in the enclosed stair. Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-08-29 Vehicle Storage Building, Shelbyville

Stewart Whitcomb, Guidon Design, spoke as proponent. The request was to be allowed to install infrared heaters at 16 feet above the floor to protect the National Guard aircraft from damage caused by possible fire hazards. The proposed height will heat the floor and indirectly temper the air space. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

17-08-30 First Main Street Pub, Versailles

John Bennett, JT Designers, spoke as proponent. Also present was Walter Knaepple, Fire and Building Code Enforcement. A Chapter 34 evaluation had been done on a building which was constructed in the 1900's for subdivision into new tenant spaces of a restaurant and retail area. Because the required floor/ceiling tenant separation rating cannot be achieved due to the existing construction, three more points are needed to pass on the Fire Safety column. A wireless fire alarm system will be installed. Following discussion, Commissioner Von Deylen moved to approve with the condition that the south stair serving the pub was to be made compliant, the kitchen hood system is to be Class 1, and a compliant 3-compartment kitchen sink is to be installed. Commissioner Furnish made the second. It was voted upon and carried with a nay by Commissioner Brown.

Breaking and reconvening: Chairman Hawkins recessed the commission at 12:04 p.m. It was called back to order at 1:07 p.m.

17-08-31 UPS Plainfield Logistics Center Building #1, Plainfield

Paul Ballentine, Global Risk, spoke as proponent. Code requires sprinklers to be installed under fixed obstructions over 4 feet wide. The request is to omit sprinklers underneath the conveyors, fearing damage to the heads during operations and false alarms. The sprinkler system in the building was designed to protect high piled storage, but the building is classified as Ordinary Hazard, Group 2. The conveyor belts meet ASTM D 378 test standards for fire resistance and are approved for use in underground mines. No combustible products are allowed to be stored or staged in areas under conveyors. Following discussion, Commissioner Furnish moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Chairman Hawkins abstained.

17-08-32 Quasar Syngas LLC, NY

Ed Rensink, RTM Consultants, spoke as proponent. He apologized for putting the owner's address as the project address on the application. This is a request for an extension of time granted in variance 17-01-30 from August 1, 2017 to December 1, 2017, allowing a temporary water supply system and temporary fire pump without a UL listing and a non-NFPA 22 compliant water storage tank to be used until the permanent system is completed. An agreement for shared services with the adjacent property was abruptly discontinued, leaving the project incomplete. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-08-33(a)(b)(c)(d)(e)(f)(g)(h) Indy Hyatt Dual Brand, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Variances (a), (b), (d), (e), (g), and (h) were eligible to be included in the block vote. Commissioner Von Deylen moved to approve these variances, with the second by Commissioner Furnish. It was voted upon and carried. Variance (c) was a request to allow the use of a 3-hour horizontal separation under the first floor of the hotel tower to separate the hotel from the parking garage. Both the hotel tower and lower level parking garage will be sprinklered. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Jordan. It was voted upon and carried. Variance (f) was a request to allow openings on the north exterior wall of the parking garage despite the proximity of the property line. The adjacent lot is currently undeveloped, and the owner will fill in the openings with exterior wall construction when the property is developed. Until that time, the perforated metal panels called for by IHPC will provide natural ventilation for the garage. Following discussion, Commissioner Von Deylen moved to approve with the condition that the openings will be filled in with a minimum of 1-hour exterior wall construction when the property to the north is developed with other than temporary structures. Commissioner Furnish made the second. It was voted upon and carried.

17-08-34 360 Market Square, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. Code requires the minimum size of the drainage pipe clean out to be 4 inches. The request is to allow a high-rise apartment building to have removable toilet as a clean out for a plumbing stack with a 3" clean-out serving a 6" pipe. If necessary, a hard ceiling can be removed to access a larger clean-out. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Jordan. It was voted upon and carried.

17-08-35(a)(b)(c) LaPorte Intermediate School, LaPorte

Ed Rensink, RTM Consultants, spoke as proponent. The request in variance (a) was to allow two 950 square foot unseparated doorless toilet rooms to be added to the existing building, one on each floor, without separating the building with fire-rated construction or sprinklers. This variance was eligible for the block vote. Commissioner Von Deylen moved to approve, with the second by Commissioner Richard. It was voted upon and carried. Variance (b) was to allow the use of the multi-wythe cmu/brick exterior wall as a 3-hour fire barrier in lieu of a code-compliant 4-hour structurally independent fire wall to separate the existing building and new addition. The sprinklered addition will be structurally independent of the existing building. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Richard. It was voted upon and carried. Variance (c) was to allow the existing non-rated doors and windows to remain in the 3-hour fire barrier separating the addition from the existing building. These will be protected on each side with sprinklers at ceiling level spaced 6 feet on center, and closers will be provided on the doors. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

17-08-36 Indianapolis International Airport Civic Plaza Sprinklers, Indianapolis

Dave Cook, Ralph Gerdes Consultants, spoke as proponent. This is a request to modify a previously approved variance, 06-01-22 New Indpls. Airport Terminal & Concourse Indpls. Intl. Airport, Indianapolis. Due to the political climate and concern about accidental activation, the Airport Authority is requesting to modify the previous activation sequence operations for the water cannon system. The 2 manual activation pulls located in a janitor's closet will be removed. The activation delay will be increased from three minutes to ten minutes. The water cannons may be manually activated to override the delay sequence by a switch in a locked enclosure, and can be aborted by a different switch in the same enclosure. Keys for these enclosures and switches will be in a Knox Box behind the main information counter in the Plaza. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-08-37(a)(b)(c)(d) 777 North Meridian Street, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Variances (b) and (c) were eligible for the block vote. Commissioner Furnish moved to approve both, with the second by Commissioner Jordan. It was voted upon and carried. The building, listed on the National Register of Historic Places, was constructed in 1925. Variance (a) was to allow the north entrance door to use an automatic operator for accessibility compliance in lieu of the required maneuvering clearances with an 18 inch latch clearance from the pull side of the door, and is connected to an accessible route to the public sidewalks. The door is set in an existing limestone panel wall, prohibiting the latch-side clearance. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Jordan. It was voted upon and carried. Variance (d) was to allow an area 1'3" wide by 13'4" long in the center of the historic 4th floor assembly space to not be reached by sidewall sprinklers. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

17-08-38 Huntertown United Methodist Church, Huntertown

Ed Rensink, RTM Consultants, spoke as proponent. Also presenting was Don Wywik, District lay leader. The request was to allow an existing egress door serving as a second means of egress for a part of the second floor to be locked from 6 a.m. to 6 p.m. on weekdays. This is to prevent unauthorized access to the registered daycare ministry on the second floor. Approximately ten administrative personnel will be affected by having only one means of egress during these weekday hours. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Mitchell. It was voted upon and carried.

17-08-40 309 S. Lincoln Street Apartment, Bloomington

Melissa Tupper, RTM Consultants, spoke as proponent. Also appearing was Tim Clapp, Bloomington Fire Department and Bobby LaRue, Monroe County Building Department. A commercial retail space in an existing building was being converted to two apartments with a Chapter 34 evaluation. The apartments will be separated from the rest of the building by a 2-hour fire barrier and a 2-hour floor/ceiling assembly. The request was to use an NFPA 13D sprinkler system in lieu of an NFPA 13R system. It was noted by Mr. Clapp and Mr. LaRue that the two apartments lacked windows. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Furnish. It was voted upon and carried with two nays.

17-08-41(a)(b)(c)(d)(e)(f)(g)(h)(i)(j)(k)(l) 21 West, Indianapolis

Tim Callas, J&T Consulting, spoke as proponent. Variance a, b, d, f, g, h, and j had been eligible for the block vote. Commissioner Von Deylen moved to approve these eligible applications, with the second by Commissioner Furnish. It was voted upon and carried. Variance (c) was a request to count the fixtures at the wattage of the bulbs used, not the maximum wattage the fixture can tolerate. The use of LEDs is increasing, but commercial grade fixtures are usually integrated and the entire unit must be replaced when the bulbs burn out which can be expensive. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (e) was withdrawn. Variance (i) was a request to allow the use of a cassette AHU, not available in a rated version, to be recessed in the ceiling. It will be in a separate drywall box in the rated assembly to avoid penetration. Following discussion, Commissioner Von Deylen moved to table, with the second by Commissioner Jordan. It was voted upon and carried. Variance (k) was a request to allow some of the existing elements of construction in roof/ceiling assemblies based upon floor/ceiling assemblies to be considered compliant though the top of the assembly doesn't match exactly due to the existing condition. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (l) was to allow some areas of the basement to have ceiling heights below the code-required 7'6" due to 1-hour assemblies having been installed. Following discussion, Commissioner Von Deylen moved to approve with the condition that the ceiling height was not to go beneath 7'5". Commissioner Furnish made the second. It was voted upon and carried.

17-08-43 Salomon Farm Heritage Barn, Ft. Wayne

17-08-45 Salomon Farm Equipment Barn, Ft. Wayne

Carrie Ballinger, RTM Consultants, spoke as proponent. Also presenting was Jim Murua, Ft. Wayne Fire Department. He explained that the farm had been donated to the city, and they had

been using the barns as A-2 occupancies without going through the proper steps. The request was to allow the use of Chapter 34 in the conversion of an agricultural building to an A-2 occupancy. Structural evaluations have been done, confirming capability to support the load requirements. Additional exits have been provided, and a shunt trip will shut off the sound systems when the fire alarms are activated. Restrooms are provided in a separate building, complying with Chapter 29 fixture counts. Lighting will comply with the Indiana Electrical Code, and decorative combustibles will be fire retardant treated. Following discussion, Commissioner Von Deylen moved to approve 17-08-43 Salomon Farm Heritage Barn with the condition that an occupancy of 400 be posted. Commissioner Furnish made the second. It was voted upon and carried with one nay. Commissioner Hoch abstained. Commissioner Von Deylen moved to approve variance 17-08-45 Salomon Farm Equipment Barn with the condition that a 250 occupancy be posted. Commissioner Jordan made the second. It was voted upon and carried with one nay. Commissioner Hoch abstained.

Breaking and reconvening: Chairman Hawkins recessed the commission at 2:32 p.m. It was called back to order at 2:44 p.m.

17-08-44 Renaissance District Building 84, South Bend

Ed Rensink, RTM Consultants, spoke as proponent. The request was to allow the use of a light-transmitting polycarbonate extruded plastic to protect the exterior face of Building 84 from further spalling and other damage for 3 years, after which the façade will be replaced as part of a conversion to a mixed-use building. The amount of sheeting being applied will exceed the amount allowed by code. Following discussion, Commissioner Hoch moved to approve with the condition that the variance be valid until August 30, 2020. Commissioner Von Deylen made the second. It was voted upon and carried.

17-08-46 Chicago Pizza, Indianapolis

John Bennett, architect, spoke as proponent. The request was to allow the pizzeria to have one accessible means of egress in lieu of the two required by code. The front entry/exit is accessible, but the secondary rear egress has steps to grade, creating a space for occupants to stand out of the way of an existing vehicle stack lane. A ramp would either require an L configuration that would discharge the public into the vehicle stack lane, or it will conflict with manholes and equipment behind the building. A lift would be subject to weather and vandalism. Following discussion with the warning that the variance was to Indiana code only, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-08-47 Michaelis Room Addition, Indianapolis

No proponent was available for questions. Commissioner Scheurich moved to table, with the second by Commissioner Jordan. It was voted upon and carried.

17-08-48(a)(b) Rustic Gathering Wedding and Events Barn, Martinsville

Carrie Ballinger, RTM Consultants, spoke as proponent. An existing horse barn was to be converted to an A-2 occupancy. The structure is two stories with a loft and a mezzanine with a single exit, and Type VB construction. Variance (b) is to permit the use of Chapter 34 to convert the barn into an A-2 occupancy. A structural evaluation had been done, and a fire alarm system and heat detection system will be provided. A third exit will be provided, and a shunt trip installed to shut off the sound system when the fire alarm system activates. All three sets of stairs are to be rebuilt, due to head clearance issues. During discussion, Commissioner Furnish noted that a huge mistake had been made when they began approving barn conversion, and further stated that if he couldn't vote his conscience, he didn't want to waste his time listening to the same presentations time after time and just put it in the block vote. Chairman Hawkins noted that all barns are different and that is why they aren't in the block. He also suggested that a checklist be developed concerning barn conversions which may make the development of a rule possible. A discussion concerning the mezzanine exiting was then held, and the proponent suggested a walkway joining the loft and mezzanine might be possible. Commissioner Von Deylen moved to table to allow the proponent to discuss a walkway with the owner. Commissioner Scheurich made the second. It was voted upon and carried.

17-08-49 Cityside – North Building, Bloomington

Carrie Ballinger, RTM Consultants, spoke as proponent. Tim Clapp, Bloomington Fire Department, was also present. A third story is being added to an existing two-story building. A four-story building is being added. The request is to allow second and third story rooftop access from within a mechanical room located beside the third floor stairway. Access to the second story roof is by doorway, third floor is by hatch, and the roof access to the new fourth floor rooftop lies within dwelling units, therefore permanent exterior ladders will be provided between the rooftops of the two buildings. Tim Clapp had not seen the plans to the project, and after inspection, he did not object to the variance. Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-08-52 Portage High School West Renovations, Portage

Carrie Ballinger, RTM Consultants, spoke as proponent. Open plan classrooms in an existing 1970's school are being renovated. The request is to allow the corridors to be non-rated. They will be of metal studs extended to the deck, with gypsum board on at least one side and acoustically sealed. Smoke detectors will be provided throughout the corridors, and swinging doors in the new corridors will have closers. Following discussion, Commissioner Furnish moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

17-08-53 Ffeine Storage, Crown Point

Melissa Tupper, RTM Consultants, spoke as proponent. The tenant of the space is requesting a spiral stairway serving his 272 square foot second floor private office be allowed. The stairway has a 6 foot diameter and will take half the space of a traditional stair. The calculated occupant load of the second floor is 3. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

17-08-54 Heflin Barn Banquet Hall, Goshen

Tim Callas, J&T Consulting, spoke as proponent. An existing agricultural barn of Type VB construction had been submitted to Plan Review, was released and construction begun. The request is to use Chapter 34 allowing it to be converted to an A-2 occupancy banquet hall. A structural evaluation letter was provided. Smoke and heat detection systems will be provided, and two new exits going directly to the exterior, one by accessible ramp and the other by new stair, will be provided. Permanent restrooms are in place. The building is not heated and operations will be seasonal. Commissioner Von Deylen noted plans showed stairs which did not fully comply with code, and offered to table to allow the proponent to revise his plans. Commissioner Von Deylen moved to table, with the second by Commissioner Furnish. It was also noted that the evaluation letter from the architect did not follow the criteria established by the Commission for a structural evaluation of a barn conversion. It was then voted upon and carried.

17-08-55 The Barn at Hamner Ridge, Edinburgh

Carrie Ballinger, RTM Consultants, spoke as proponent. A new event barn has a fire area of over 5,000 square feet and an occupant load of 299. The owner is requesting to omit the required sprinklers. A fire alarm and smoke detection system will be provided. The proponent noted that if it were an existing agricultural building changing occupancy, it would pass a Chapter 34 evaluation. Commissioner Von Deylen asked the cost of sprinklering the building and was told over \$100,000. When told the project cost was over \$450,000, he asked for the quoted amount for the sprinklers. Commissioner Furnish noted that new houses were being built by the barn, so water was available in the area. Commissioner Von Deylen moved to table so a quote could be provided. Commissioner Mitchell made the second. It was voted upon and carried.

17-08-56 Indiana Oral & Maxillofacial Surgery Center, Zionsville

No proponent was available for questions. Commissioner Scheurich moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

17-08-57 Epiphany Evangelical Lutheran Church, Westfield

Jennifer Laughton, Halstead Architects, spoke as proponent. The request was to allow the use of a residential range hood over the residential gas ranges in the fellowship hall kitchen. These will be vented directly to the exterior. The local fire official wanted a Type 1 hood. The kitchen does not fall into the categories required by the State Department of Health to have a Type 1 hood per the proponent. She requested that it be ruled no variance required. Commissioner Von Deylen moved no variance required, with the second by Commissioner Hoch. It was voted upon and carried.

17-08-62 Garage Expansion at Noble County REMC, Albion

Matt Kelty, Kelty Tappy Design, and Ron Raypole, Noble County REMC, spoke as proponents. The request was to allow an addition of 5,000 square feet to be added to an existing, unoccupied steel building used to store trucks and equipment, already over area, without providing sprinklers due to limited access to water, and should there be a fire in the building it would be a petroleum

fire and the use of water would not be used. The building, Type II-B construction, is 80 feet from the nearest structure, and has a monitored smoke detection system. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried with one nay by Commissioner Brown.

17-08-63(a)(b)(c)(d) South Spencer High School, Rockport

Ed Rensink, RTM Consultants, spoke as proponent. Commissioner Scheurich moved to approve (b) and (c) which had been eligible for the block vote. Commissioner Von Deylen made the second. It was voted upon and carried. Variance (a) was a request to allow the additions and early phases of the project to be occupied before the sprinkler system throughout the entire building is complete. Each phase will be sprinklered prior to its occupancy. Following discussion, Commissioner Von Deylen moved to approve until December 31, 2019. Commissioner Hoch made the second. It was voted upon and carried. Variance (d) was a request to allow a temporary means of egress during construction. Fire drills will be held, and revised egress signage will be posted. Commissioner Von Deylen moved to approve until December 31, 2019. Commissioner Hoch made the second. It was voted upon and carried.

17-08-64 GAF Roofing Weather Protection Canopy, Mt. Vernon

Roger Lehman, RLehman Consulting, spoke as proponent. The request was to allow the use of a 150,000 square foot sunscreen, open on all sides, of Type II-B construction to protect product stored outside. The nearest structure is 61 feet away. All stored materials will have a UL 790 Class A rating, and will be stored two pallets high. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

17-08-65 Whitley County Reception Hall, Columbia City

Matt Kelty, Kelty Tappy Design, spoke as proponent. Matt Kelty, Kelty Tappy Design, spoke as proponent. Because of the cost involved, the request was to omit the sprinklers in the new rural building. The building is 4750 square feet, and at 15 square feet per person, the calculated occupant load is 317. Additional double-door, grade-level exits equipped with panic hardware and exit lights will be provided beyond those required, and extra internal and external emergency lighting will also be installed. There will be no kitchen. A fire alarm and smoke detection system will be installed, and a shunt trip will be provided, activated by the alarm system. Commissioner Von Deylen asked the price of a sprinkler system, and was told approximately \$250,000 for a \$450,000 project. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Jordan. It was voted upon and did not carry. Commissioner Von Deylen moved to table to allow the proponent to provide a sprinkler quote. Commissioner Hoch made the second. It was voted upon and carried with one nay.

7. Discussion of Fire Alarm Plan Review Fees

Chairman Hawkins suggested this be heard at the next meeting. Commissioner Von Deylen moved to table, with the second by Commissioner Furnish. It was voted upon and carried.

8. Clarification of Condition for Variance 17-03-63 River House Broad Ripple

Ralph Gerdes, Ralph Gerdes Consultants, asked the Commission to provide a clarification of the condition it had placed on the variance which had been submitted to allow an elevator lobby, restroom and lounge area to be constructed on the roof, or fifth floor, of the building. The variance was approved with the condition that "Actual floor space of 240 square feet is to be allowed", which the proponent had interpreted as the elevator lobby and two restrooms could not exceed 240 square feet. The proponent explained that the City of Indianapolis was interpreting the condition to mean that no more than 240 square feet is to be allowed, period. The discussion had included two elevators and a lobby, the mechanical room, and the restrooms, but Commissioner Von Deylen, maker of the motion, had intended the lobby and restrooms to not exceed 240 square feet. Following a brief discussion of how to properly issue the correction, Commissioner Von Deylen moved to approve with the condition; Per drawing A108 submitted with the application, actual floor space of the lobby and restrooms may not exceed 240 square feet. Commissioner Hoch made the second. It was voted upon and carried. Chairman Hawkins directed Beth Sutor to work with James Schmidt on the letter.

9. Discussion and Commission Action

Barton's Discounts
Cause No. DHS-1721-FPBSC-014
Non-Final Order of Dismissal

Commissioner Von Deylen moved to affirm, with the second by Commissioner Jordan. It was voted upon and carried.

10. Comments

Chairman Hawkins noted the roof drain code proposal committee was ready to submit with the help of Commissioner Jordan. He discussed an idea which had been "tossed out" about why the Commission had to listen to the same variances over and over, make the applicant wait a whole month to be heard, and why couldn't staff just approve it. Though it would have to be a statutory change, he thought there would be enough people interested in it to pursue the change. He thanked everyone for their time and patience.

11. Adjournment

Chairman Hawkins adjourned the meeting at 4:11 p.m.

APPROVED _____

Fire Prevention and Building Safety
Commission Chair

